



Nama's Temple Townhomes Final Plat FY-24-41-PLT

Vicinity Map

202 S 41st Street
Temple, TX

Streets

- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP





Nama's Temple Townhomes FY-24-41-PLT

Aerial Map

202 S. 41st Street
Temple, TX






**Nama's Temple
Townhomes
FY-24-41-PLT**

**Future Land Use,
Thoroughfare &
Trails Master
Plan**

202 S 41st Street
Temple, TX

FutureLUP_2020

 Regional Commercial

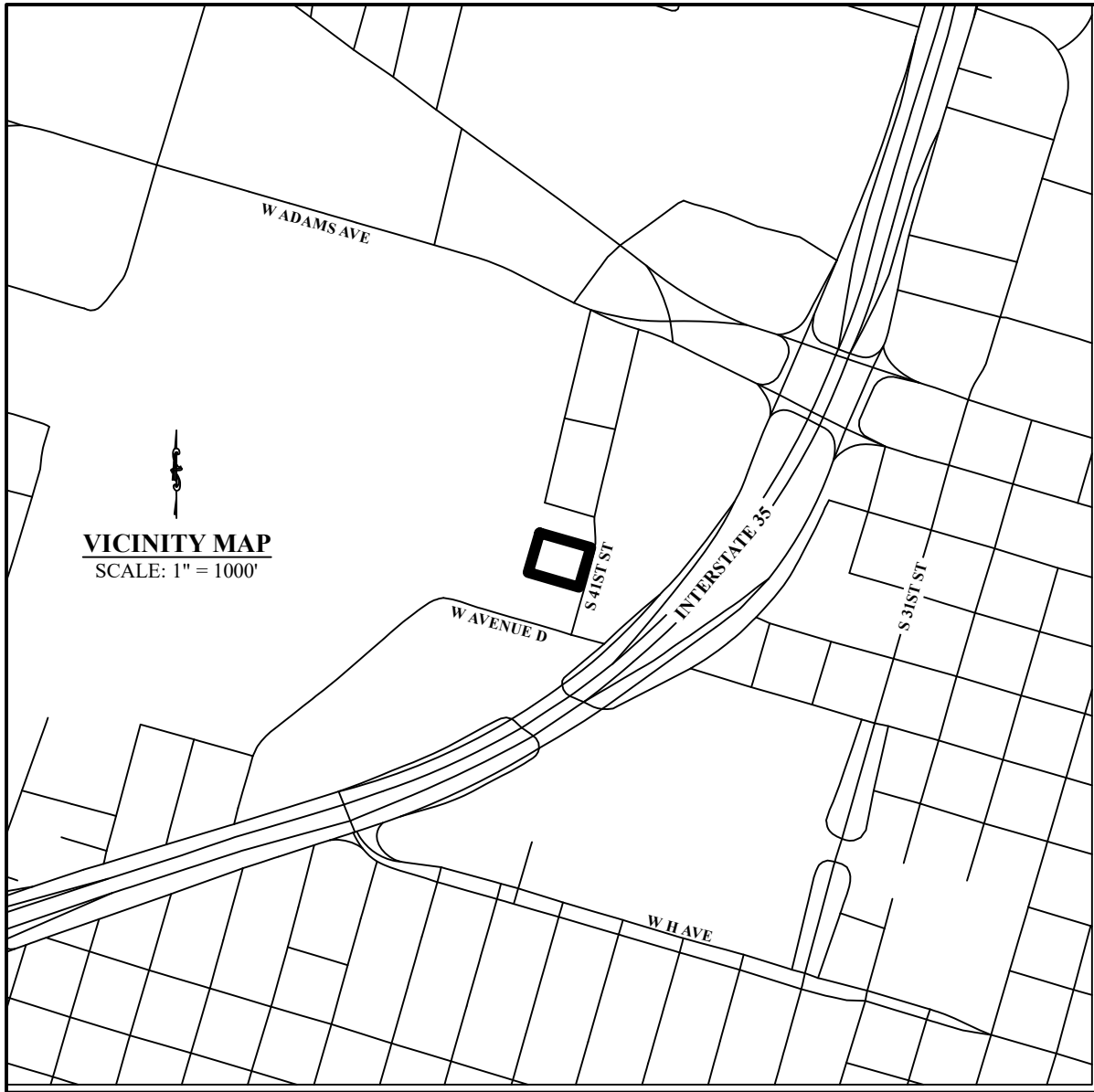
ThoroughfarePlan_2020

n/a

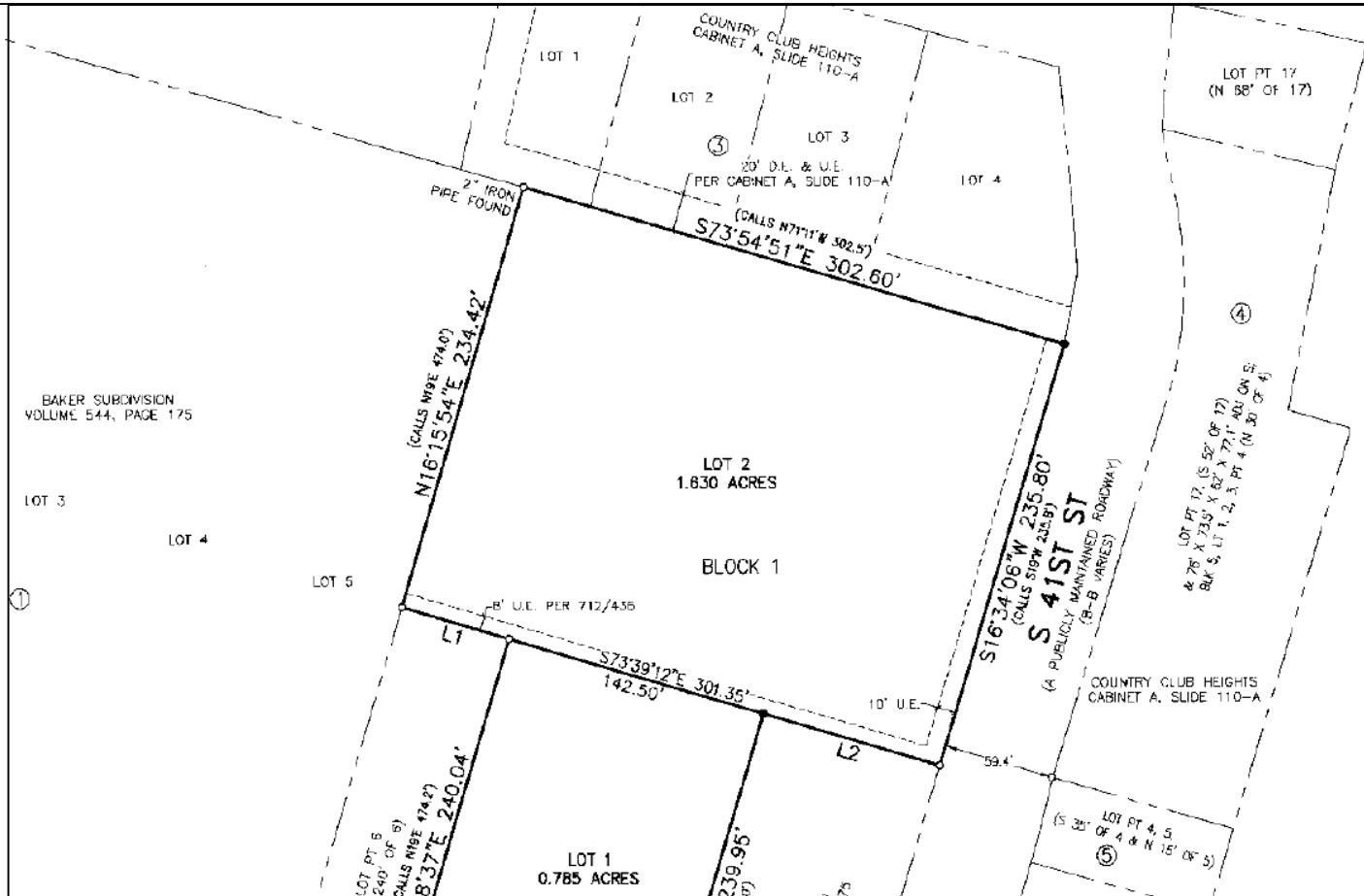
Trails Master Plan

n/a





FINAL PLAT
NAMA'S TEMPLE TOWNHOMES
REPLAT OF LOT 2, BLOCK 1, BAKER SUBDIVISION REPLAT NO. 1
A subdivision within the City of Temple
1.630 acres out of the C.S. Masters Survey, Abstract No. 550, Bell County, Texas



ORIGINAL LAYOUT: BAKER SUBDIVISION REPLAT NO. 1
DOC. NO. 2024021528, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	28.00'	30.91'	N 48°11'54"E	29.33'
C2	28.00'	30.92'	N 15°02'11"W	29.33'

NOTES:

- The bearings recited hereon are grid bearings derived from GPS observations based on the NAD83 State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal surface distances. All coordinates are referenced to the City of Temple survey monument #100, which bears S 44°51'10" W, 2083.78 feet from the P.O.B.
- No portion of this tract is shown to be within a Special Flood Zone Hazard Area, per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0355E, effective 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- Building setback lines shall comply with the City of Temple's zoning ordinance, unless otherwise noted on this plat.
- Utility providers are as follows: Water = City of Temple, Wastewater = City of Temple, Electric = Oncor
- Legal Field Notes accompany this plat.
- Tract A is to be owned and maintained by the HOA; however, the water and wastewater within the P.U.E. are City owned and maintained.
- The entirety of Tract A is for private access, private drainage & public utility easements.
- 5' sidewalk in front of property along 41st Street is to be built by developer.
- The purpose of this replat is to subdivide Lot 2 Block 1 for residential use.
- A 4' sidewalk is required on both sides of Nama Way to be built with home construction. Said sidewalk shall be owned and maintained by the HOA.
- Both sides of Nama Way and Rojas Ave shall be striped as Fire Lane.
- Fences along the west side of Lots 11 and 12 remain a minimum distance of 5 feet from the property line. Fences shall also be clear of any drainage easements.

OWNER/DEVELOPER:
Texaplex Builders, LLC,
a Texas limited liability company
3301 Tswana Drive
Leander, Texas 78641

ENGINEER:
Republic Engineering & Development Services
P.O. Box 3123
Harker Heights, Texas 76548

SURVEYOR:
Frobish Land Surveying, PLLC
P.O. Box 1411
Belton, Texas 76513

PROJECT SPECS:

TOTAL LOTS = 22
TOTAL TRACTS = 1
TOTAL BLOCKS = 1
TOTAL ACREAGE = 1.630

BENCHMARK:

CITY OF TEMPLE SURVEY MONUMENT #100
Bears S 44°51'10" W, 2083.78 feet from P.O.B.
Published GPS coordinates based on the NAD83 State
Plane Coordinate System, Texas Central Zone No. 4203:
N = 10374530.04
E = 3224171.53

LEGEND:

- A.E. = ACCESS EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- B-B = BACK TO BACK OF CURB
- D.E. = DRAINAGE EASEMENT
- P.O.B. = POINT OF BEGINNING
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT OF WAY
- W.W.E. = WASTEWATER EASEMENT
- = CORNER MONUMENT FOUND

BELL COUNTY CLERK

FILED FOR RECORD THIS _____ DAY OF _____, 20____, IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that **TEXAPLEX BUILDERS, LLC**, a Texas limited liability company, being the owner of the land shown on this plat designated as **NAMA'S TEMPLE TOWNHOMES**, being a 1.630 acre tract of land out of the C.S. Masters Survey, Abstract No. 550, Bell County, Texas, and being all of Lot 2, Block 1, Baker Subdivision Replat No. 1 as described by a deed to said owner, recorded in Document No. 2024021528, Real Property Records in Bell County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: _____
Sandeep Nama
Manager of TexaPlex Builders, LLC,
a Texas limited liability company, on behalf of said company.

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the _____ day of _____, 20____, by
Sandeep Nama, Manager of TexaPlex Builders, LLC, a Texas limited liability company, on behalf of said company.

Notary Public for the State of Texas
My Commission Expires: _____

CITY OF TEMPLE

Approved this _____ day of _____, 20____, by the Planning and Zoning Commission
of the City of Temple, Texas.

Chairman _____ Secretary _____

Approved this _____ day of _____, 20____, by the City of Council of the City of Temple, Texas.

City Secretary

TAX CERTIFICATION

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. _____

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

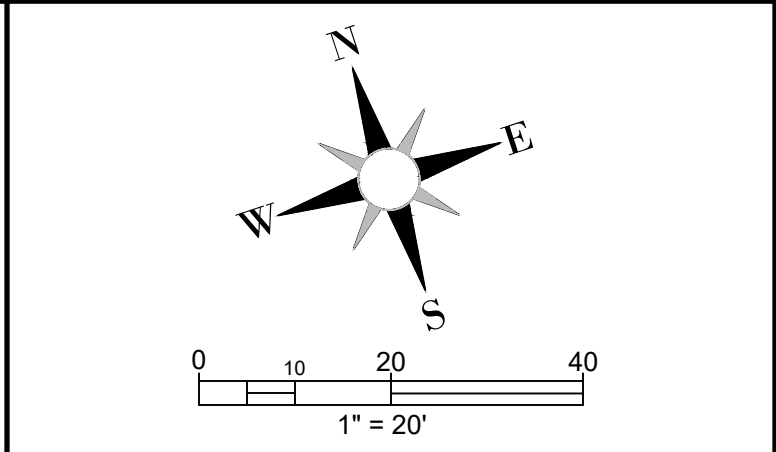
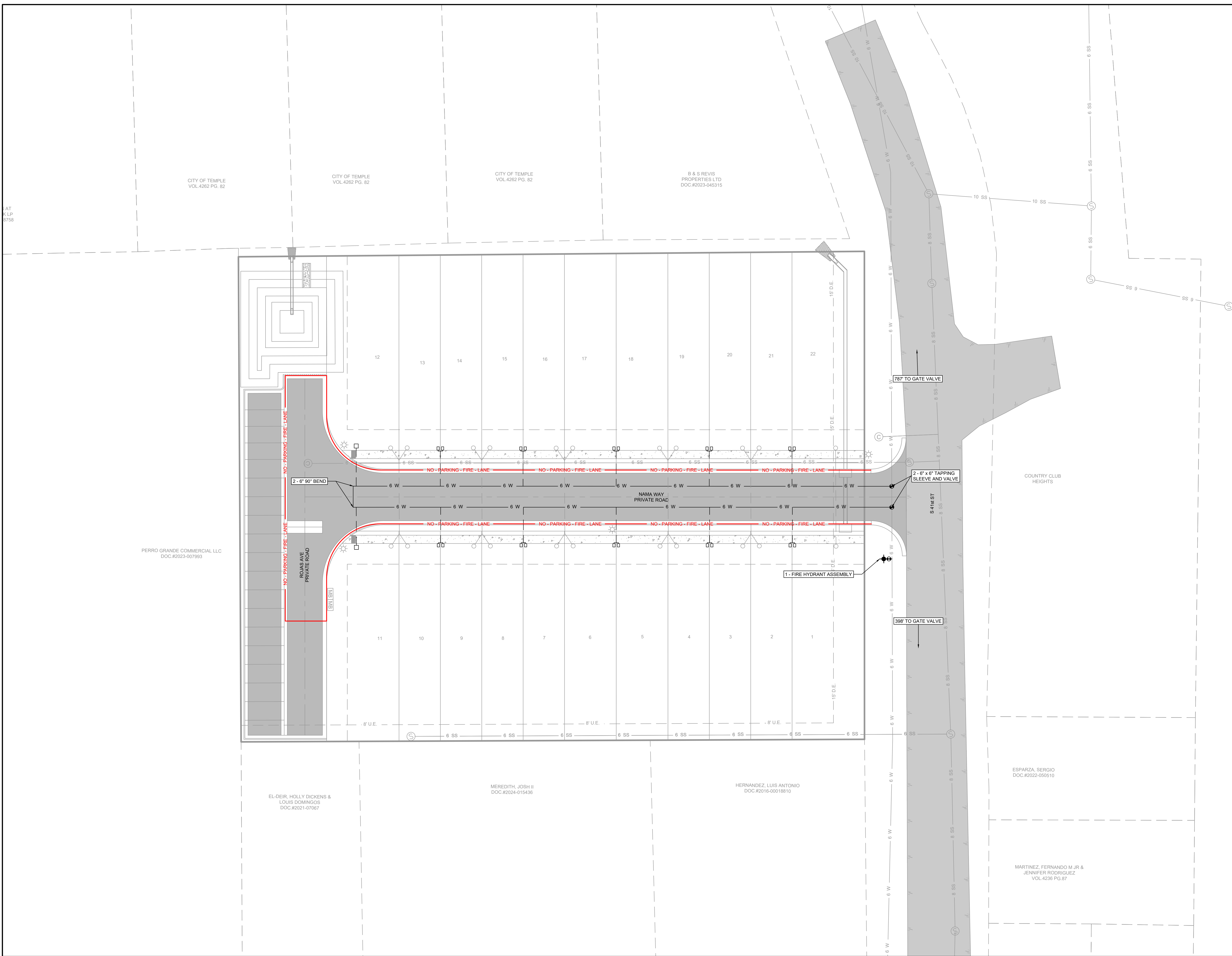
SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish 12/17/2024
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200





- WATER NOTES:**
1. ALL WATERLINES SHALL BE AWWA C900 PIPE UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF TEMPLE STANDARDS AND SPECIFICATIONS.
 3. EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
 4. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF TEMPLE STANDARD DETAIL.
 5. ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS.
 6. WATER - SEWER CROSSING SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
 7. THE CONTRACTOR SHALL COORDINATE THE FINAL PLACEMENT OF PROPOSED VALVES AND OTHER APPURTENANCES WITH STREET, SIDEWALK AND UTILITY IMPROVEMENTS TO AVOID CONFLICTS.
 9. WATER SERVICES SYMBOL ARE FOR REPRESENTATION ONLY. FINAL PLACEMENT OF METER LOCATION SHALL BE PER CITY OF TEMPLE'S DETAILS.
 10. SEE SHEETS 17-18 FOR WATER DETAILS.

!!! CAUTION !!!
DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.



**Know what's below.
Call before you dig.**

LEGEND		
EXISTING WATER LINE	6 W	
PROPOSED WATER LINE	6 W	
PROPOSED FIRE HYDRANT		
PROPOSED WATER VALVE		
DOUBLE WATER SERVICE		
SINGLE WATER SERVICE		

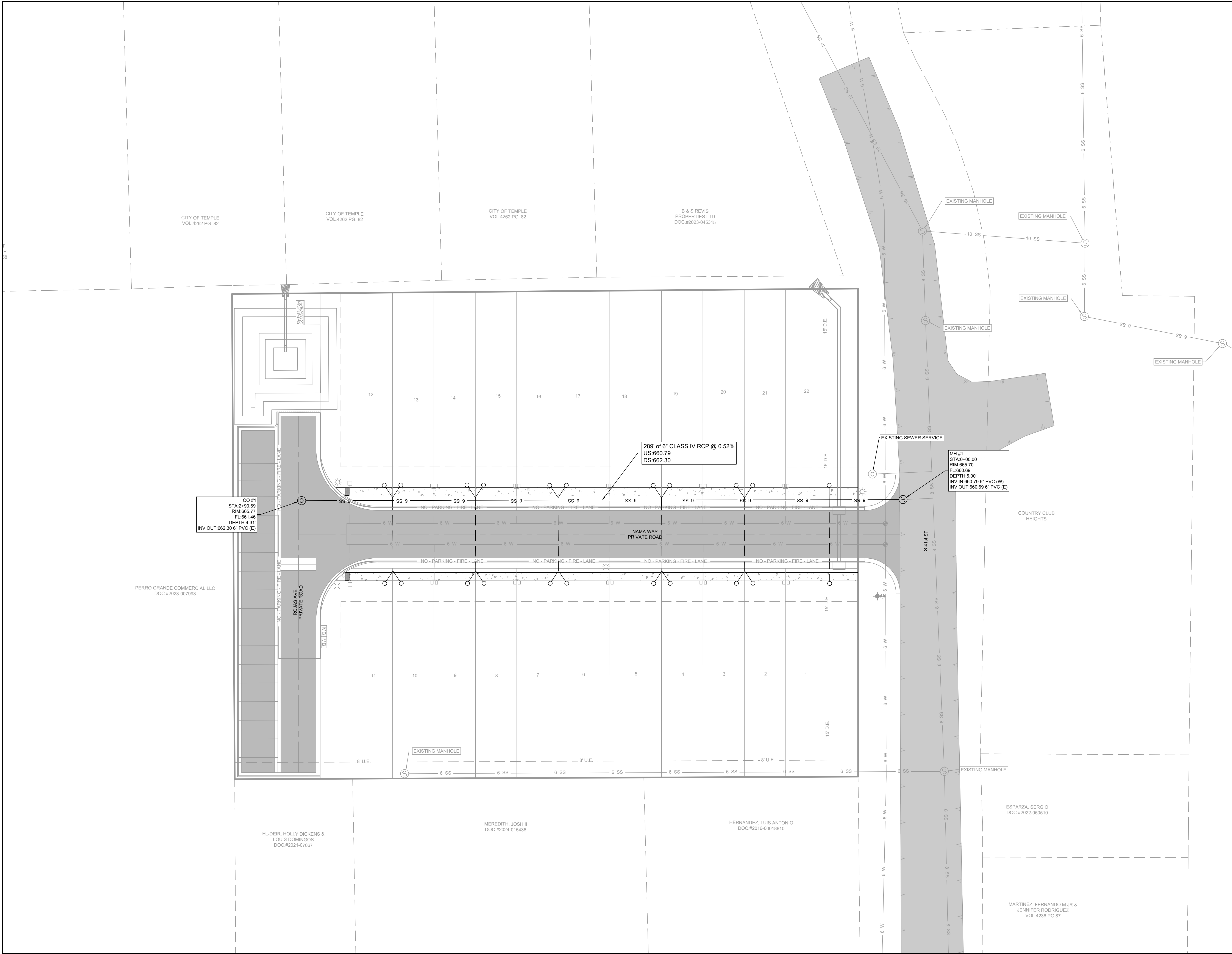
1	ORIGINAL RELEASE	06/11/2024
REV	DESCRIPTION	DATE



**41st STREET
TOWNHOMES**

WATER LAYOUT

SIGNATURE		DATE	
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF TYLER FREESE, P.E. 127376 ON 06/11/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.		FW	TWF
		DESIGN	TWF
		DRAFTED	CMH
		CHECKED	TWF
		PROJECT #	24-076-001
		DRAWING #	8



SEWER NOTES:

- ALL SANITARY SEWER PIPE SHALL BE SDR-26 PVC, UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF TEMPLE STANDARDS AND SPECIFICATIONS.
- EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES REGARDLESS OF THEIR DEPICTION HEREIN.
- WATER - SEWER CROSSINGS SHALL MEET THE MINIMUM CURRENT REQUIREMENTS PER TCEQ AND CITY CODE.
- SEWER SERVICES SYMBOLS ARE FOR REPRESENTATION ONLY. FINAL PLACEMENT OF CLEANOUT LOCATION SHALL BE PER CITY OF TEMPLE'S DETAILS.
- SEE SHEETS 19-20 FOR SANITARY SEWER DETAILS.

!!! CAUTION !!!
DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.

**Know what's below.
Call before you dig.**

LEGEND

EXISTING SEWER LINE — 6 SS —

EXISTING MANHOLE (S)

SEWER LINE — 6 SS —

PROPOSED MANHOLE (S)

SINGLE SEWER SERVICE — o —

DOUBLE SEWER SERVICE — o —

1	ORIGINAL RELEASE	06/11/2024
REV.	DESCRIPTION	DATE

41st STREET TOWNHOMES

SEWER LAYOUT

SIGNATUREDATE

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PM	TWF
DESIGN	TWF
DRAFTED	CMH
CHECKED	TWF
PROJECT #	24-076-001
DRAWING #	9